

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Bahama Court, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$995,500

Property Type

House

Suburb

Vermont

Period - From

01/07/2019

to

30/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Scoble Ct VERMONT 3133	\$970,000	24/08/2019
2	42 Beddoe Rd VERMONT 3133	\$940,000	10/08/2019
3	20 Marleigh St VERMONT 3133	\$928,000	30/04/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/10/2019 13:35



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 563 sqm approx
Agent Comments
 3 bedrooms plus 1 study

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 September quarter 2019: \$995,500

Comparable Properties



4 Scoble Ct VERMONT 3133 (REI)

[Agent Comments](#)

3 1 4

Price: \$970,000
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 562 sqm approx



42 Beddoe Rd VERMONT 3133 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$940,000
Method: Auction Sale
Date: 10/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 527 sqm approx



20 Marleigh St VERMONT 3133 (REI/VG)

[Agent Comments](#)

3 2 4

Price: \$928,000
Method: Private Sale
Date: 30/04/2019
Property Type: House
Land Size: 611 sqm approx